

2008 BOARD APPROVED RULES/REGULATIONS
Revised 5/21/09

BASKETBALL/TENNIS COURT RULES

1. Rubber soled tennis shoes and proper attire is required by users of the courts.
2. Equipment and pets must be kept outside the fence.
3. Limit play to 1 hour if others are waiting to play.
4. Shut and lock gate upon entering or leaving courts.
5. All guests must be accompanied by an authorized adult member.
6. The member(s) and guest(s) using the courts are responsible for personal injuries to himself or his guest.
7. Children under the age of 16 must be accompanied by an adult member.
8. No pets, beverages, or smoking is permitted in the court areas.
9. Court hours are from 6AM to 9PM.
10. Courts are for basketball and tennis only. No skating, skate-boarding, bicycle riding, etc. is permitted.

CLUBHOUSE RULES

1. No smoking is allowed in the clubhouse.
2. Clubhouse rental does not include the use of the swimming pool or the exercise area.
3. Only a member in good standing may rent the clubhouse.
4. The member signing the agreement must be in attendance for the duration of the event.
5. Payment for damages is the sole responsibility of the member renting the facility.
6. Cleaning of the clubhouse after the event shall be completed by 10:30 AM of the day following the event
7. The clubhouse coordinator will verify with the member the condition of the clubhouse prior to and after the event.
8. Discrepancies will be corrected by the clubhouse coordinator at the rate of \$50 per hour.
9. The member renting the facility is responsible for all guests.

COMMON AREA RULES

1. No outside television antenna, radio aerial, satellite dish, or other aerial or antenna for reception or transmission shall be erected, installed, or maintained on the common area of the community.
2. Outdoor gaming equipment erected in the common area must be removed at night or when not in actual use for more than one (1) hour.
3. Baby wading pools and similar apparatus which can damage the grassy areas shall be removed at night or when not in active use for more than one (1) hour.
4. No motor vehicle of any type shall be operated in or on the common area.
5. For sale or for rent signs shall be a maximum of five (5) square feet and must be green in color with white lettering.
6. Real estate "sold" signs may be displayed for a maximum of 7 days.
7. For sale, for rent, ornamental figurines, lawn ornaments, and similar devices shall be placed in the mulch beds only.
8. No basketball goal/backstop may be installed on or near any building, drive, parking area, or common area.

9. Portable basketball goals/backstops and the like shall be stored in the unit garage when not in actual use.
10. Lawn furniture, free standing canopies, and similar devices shall not be kept on the common areas or limited common areas unless in actual use.

EXERCISE ROOM RULES

1. All guests (limit of 2) must be accompanied by an authorized adult member.
2. Any resident under the age of 18 must be accompanied at all times by an adult member.
3. No pets, beverages, or smoking are permitted in the exercise room.
4. Equipment shall be used in the proper manner.
5. Damage to equipment through improper use will be charged to the account of the member.
6. Children under the age of 16 are not permitted to use the exercise room and/or the exercise equipment.
7. The member using the exercise facility is responsible for personal injuries to himself or his guests.

LIVING UNIT RULES

1. Hose and watering equipment shall be removed from the common area when not in use.
2. All attachments shall be removed from hose bibs during periods of potentially freezing conditions.
3. Hose bibs are the responsibility of the unit. The Association will not replace damaged or frozen hose bibs.
4. Firewood shall be stacked on a storage rack only within the confines of the patio area, and then at least 2 feet from the living unit or divider wall.
5. No charcoal grill, fire pot, or similar fire producing device shall be used on any deck or balcony.
6. Unit owner is solely responsible for damages to unit resulting from the installation of outside television or radio aerial or satellite dish or similar device.
7. Unit owner/resident shall submit an improvement application to the Association for any exterior improvement such as replacement windows, doors, etc.
8. Improvement application shall be approved prior to making any exterior improvement.
9. Owner/resident shall not hang or display any sign type apparatus on the inside or outside of windows or doors or outside walls of the unit.
10. No sign, awning, canopy or shutter shall be affixed to or placed upon the exterior walls or roof of a unit without prior approval of the Board of Directors.
11. No animals shall be maintained, boarded, raised, bred or kept in the community except as allowed by the Declaration of Covenants, Conditions and Restrictions of Ownership.
12. The community shall be kept free and clear of debris, rubbish, or other unsightly materials.
13. Decks and patios shall not be used for storing items.
14. No clothes, sheets, blankets, laundry, or other articles shall be hung out or exposed to view.
15. Trash and garbage containers shall not be permitted to remain outside any unit except on days of trash collection and after 6PM on the day prior to collection.
16. The Association does not prohibit, except as previously noted, the use of charcoal or gas grills, nor does the Association assume responsibility for damage caused by the use of such devices.
17. No bug zappers may be used in the common areas.
18. Damage to statues, lawn ornaments, etc. is not the responsibility of the Association or Association contractors.

19. Seasonal decorations are permitted; but only one banner, including flags, no greater than 3 feet by 5 feet, is permitted.
20. Owners/residents may not bury, place markers or memorials in or on any common or limited common area.
21. When remodeling, moving in or out, or generating more than the expected normal for residential trash the owner/resident/contractor is required to remove the excess trash from the property.
22. Toys, baby playpens, bicycles, or similar items shall be removed from the common areas or limited common areas when not in use.
23. Other than non-consumable items, all trash shall be placed in appropriate trash containers.

PERSONAL PET RULES

1. Pet owners must immediately clean up after their pet(s), and dispose of the waste per Boone County and Kentucky ordinance.
2. Any pet causing or creating a nuisance or unreasonable disturbance shall be permanently removed from the community by the pet owner upon 7 days written notice from the Board of Directors.
3. Pets shall be leashed or restrained at all times during walking or exercising in the common areas or limited common areas.
4. Pets may not be staked or tied in any common or limited common area.
5. Pet owners are responsible for the cost of repair or replacement to property damaged by their pet(s).
6. Pet owners are liable for injuries to others caused by their pet(s), and shall be adequately insured so as to protect members, residents, guests, contract workers, and others in the event of pet related injuries.
7. No exotic or dangerous animals shall be kept in any unit.
8. Complaints relative to pets shall be in writing and sent to the property manager.
9. Dog houses or other structures used, or intended for, the housing or keeping of animals shall not be constructed, placed, or maintained on any part of the common or limited common area.
10. The owners of pets that are required by law or ordinance to be registered, immunized, etc. shall maintain current documentation for those pets.

SWIMMING POOL RULES

1. Swimming is at the risk of the user.
2. The pool area is restricted to authorized residents and the approved number of guests.
3. Four guests per day per household are allowed on non-holiday week days.
4. Two guests per day per household are allowed on holidays and weekends.
5. The authorized member/resident must accompany and remain with a guest(s) while using the pool facility.
6. The member/resident is responsible for the action of the guest(s).
7. An adult member/resident must accompany children under the age of 1
8. Proper swimming attire is required.
9. Non-toilet trained children must wear swimming diapers.
10. No admission to the pool facilities will be allowed to any person having a contagious disease or infectious condition.
11. A person under the influence of alcohol or exhibiting erratic behavior shall not be permitted in the pool area.

12. Spitting, spouting of water, blowing the nose or other action that will introduce contaminants into the pool will not be permitted.
13. Showering is required before entering pool area following tennis, volleyball, or any other such activity.
14. No pets are allowed in the pool area.
15. All beverages and lotions must be in non-breakable containers. No glass is permitted in pool area.
16. Oil is prohibited in the pool area.
17. Flotation devices or swim aids are permitted at the discretion of the pool attendant.
18. No running, boisterous, or rough play is permitted in the pool area.
19. No diving is permitted.
20. The pool area cannot be reserved for private parties.
21. Reserving of pool furniture is not permitted.
22. The Association is not responsible for personal property or personal injury.
23. Member/resident/guest conduct shall not jeopardize the safety of oneself or others.
24. No skating, skate boarding, bicycling, etc is permitted in or around the immediate pool area.
25. Violations of the rules or misconduct may result in the loss of pool privileges for up to two seasons.

VEHICLE RULES

1. Only currently licensed, operative vehicles may be parked on any lot or common area.
2. Unregistered vehicles, vehicles with expired/improper registration or inoperative vehicles shall be parked in unit garages and must not be parked on any lot or common area within the community.
3. Such vehicles as noted above parked in common areas or limited common areas shall be considered abandoned and will be towed at the owner's expense.
4. Boats, trailers, campers, camping trailers, motor homes, or other recreational type vehicles shall not be parked in driveways, streets, or common areas.
5. Vehicle parking is permitted only in unit garages, driveways, or in designated parking areas.
6. On-street parking is prohibited.
7. Ownership of a unit entitles the owner(s) thereof to the use of not more than one parking space.
8. No parking is allowed in the grassy, green-belt areas of the community.
9. Repair, restoration or extraordinary/extensive maintenance of vehicles is prohibited on any lot or common area within the community.
10. No member/resident shall be entitled to use, keep or store more than three (3) vehicles per unit anywhere within the community. (rev_209)
11. No commercial vehicle including taxicabs and vehicles used for business purposes (i.e. those having signs) shall be kept on community property unless completely enclosed within a unit garage.
12. No powered vehicle shall be ridden on any lot, common area, or limited common area except as permitted by the Fair Housing Act.
13. Vehicles shall be parked head first into parking pads to facilitate mowing activities and to preserve the grassy areas.
14. Maximum speed limit within the community is 20 MPH unless otherwise posted.